

gibson lane

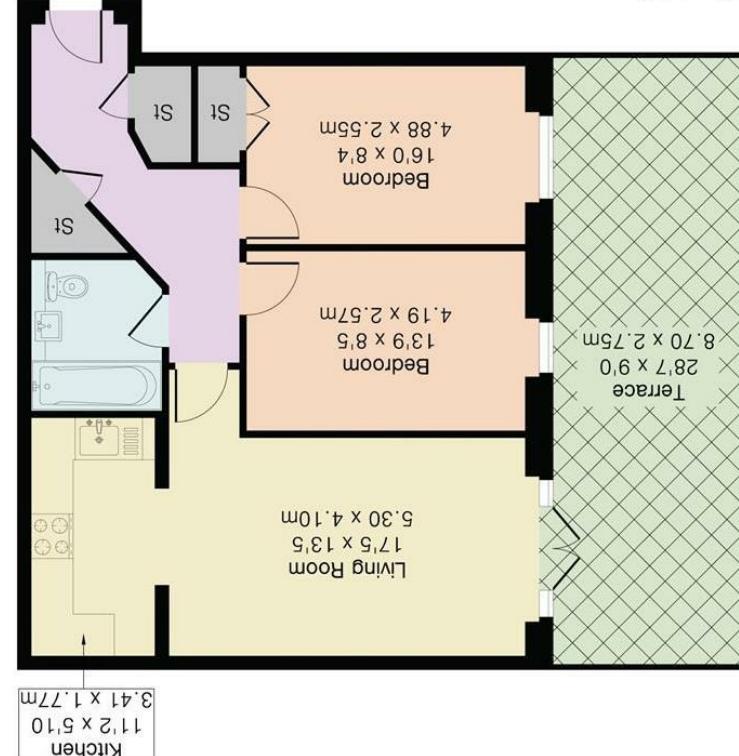
Property within this plan. The figure is for initial guidance only and should not be relied on as a basis of valuation.

Level of accuracy: measurements of doors, windows and rooms are approximate and no guarantee is given on the total square footage of the property or its components. These plans are for representation purposes only and should not be relied on as a basis of valuation.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest

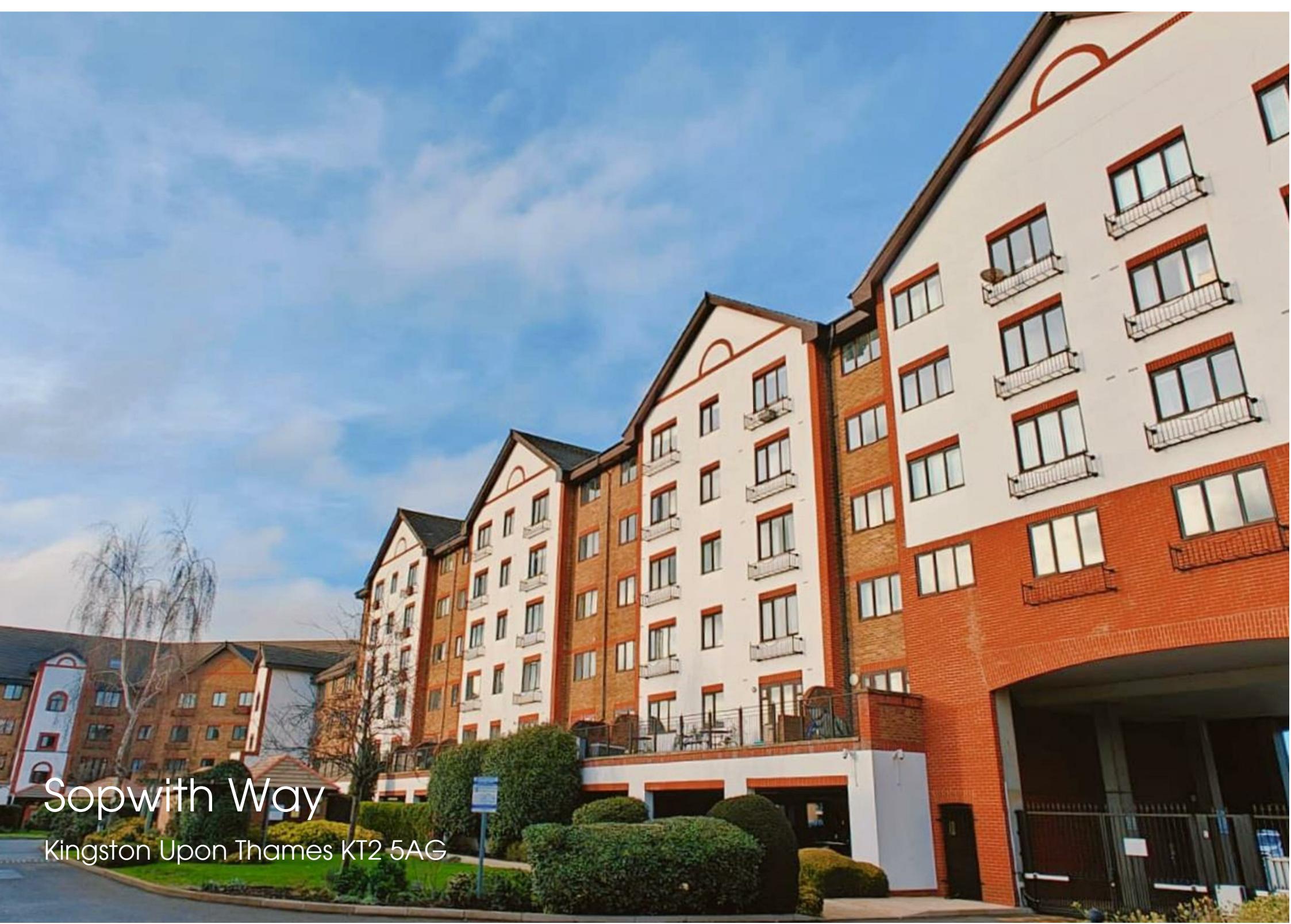
PINK PLAN

First Floor



34 Richmond Road
Kingston Upon Thames
Surrey KT2 5ED
Tel: 020 8546 5444
www.gibsonlane.co.uk

Approximate Gross Internal Area: 673 sq ft - 63 sq m





Guide Price £450,000

- Modern 2 Double Bedroom Apartment
- Fully Fitted Kitchen With Integrated Appliances
- Bright Open-Plan Living Room
- Modern Bathroom With Bath & Shower
- 1 Allocated Parking Space

* Tenure: Leasehold

- Residents Gym & Communal Gardens
- Lift Access
- Excellent Location Very Close To Central Kingston & Train Station
- EPC Rating D
- Service Charge £3,227.04 p.a. 969 year lease

* Local Authority: Kingston upon Thames

Description

Gibson Lane proudly present to the market a well presented spacious two bedroom flat, located on the first floor of this popular development very close to Kingston town centre & Kingston station. The property provides an open-plan bright reception room, fully fitted kitchen with integrated appliances, two good size double bedrooms with fitted wardrobes and a modern bespoke tiled bathroom with bath & shower. The property benefits from a large balcony ideal for outdoor entertaining. This lovely gated development provides communal gardens, on-site residents gym, lift access and both allocated and visitors parking spaces. Being on the door step of the River Thames, Canbury Gardens & Richmond Park this is a very desirable place to live with all amenities close by.

Situation

Regents Court is a centrally located development which is conveniently positioned for Kingston town centre & Kingston station which provides direct access into Waterloo. The communal aspects of this development include communal gardens, residents gym, visitor parking and allocated parking subject to ownership. Richmond Park and the River Thames are within a short walk with Canbury Gardens a very popular location for those who like a stroll along the river or a space to relax and unwind.

